

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Investacar.com/Bourget's of Florida

Case #: 8-R-04

Date: January 13, 2004

Comments:

1. Please contact Tim Welch for Engineering comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Investacar.com/Bourget's of
Florida

Case #: 8-R-04

Date: January 13, 2004

Comments:

1. Flow test required.
2. Show hydrant location.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Investacar.com/Bourget's of
Florida

Case #: 8-R-04

Date: January 13, 2004

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Investacar.com/Bourget's of Florida

Case #: 8-R-04

Date: January 13, 2004

Comments:

1. Attach standard calculation list (available upon request) to verify that all Code requirements are met.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Indicate any existing trees or palms on site. All Tree Preservation Ordinance requirements apply.
4. A 10' average (with a 5' minimum) landscape buffer is required where a vehicular use area adjoins an abutting R.O.W. Verify setback requirements for the wall.
5. At least ½ of the street trees should be shade trees (if there are not physical constraints, such as overhead powerlines) that would prevent their installation.

Recommendations:

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Investacar.com/Bourget's of
Florida

Case #: 8-R-04

Date: January 13, 2004

Request: Site Plan Level II / B-1 / Retail and Detailing

Comments:

1. This is a new use and must meet all current code requirements.
2. Discuss with Zoning Rep. if this project must comply with the 75' by 100' lot requirement for automotive uses.
3. The B-1 zoning district permits only minor repairs.
4. A separate application for a parking reduction or variance will be required.
5. Discuss stacking requirements with the Engineering Rep.
6. Discuss landscape requirements with the Landscape Rep.
7. Respond to DRC comments within 90 day of this meeting or further DRC review may be required.
8. Additional comments may be forthcoming.

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|----------------------|-------------------------------------|----------------|-------------------------------------|
| Division: | Police | Member: | Det. Gary J. Gorman 954-828-6421 |
| Project Name: | Investacar.com/Bourget's of Florida | Case #: | 8-R-04 |
| Date: | January 13, 2004 | | |

Comments:

1. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will impact resistant glass be used?
4. Will overhead garage (bay) doors have secondary locking devices?
5. All entry doors and locking devices will have sufficient security rating.
6. Will this building have a perimeter security system to include glass break protection and panic buttons for emergency conditions?
7. Will CCTV be used to monitor the common areas such as bathrooms, office, entry/exit doors, and parking lot?
8. All landscaping should allow full view of location.
9. **Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Investacar.com/Bourget's of
Florida

Case #: 8-R-04

Date: January 13, 2004

Comments:

1. Pursuant to section 47-3.5.B Change in use may be permitted if the criteria is met.
2. Parking reduction and/or a Variance requires a separate application and fees.
3. Roof signs are prohibited pursuant to section 47-22 unless otherwise a variance is approved.
4. Parking spaces shall be a minimum of 8'8" X 18' pursuant to section 47-20.11.
5. Discuss stacking requirements with the Engineering representative.
6. Pursuant to section 47-6.20 a minimum of a five (5) foot front yard setback shall be provided.